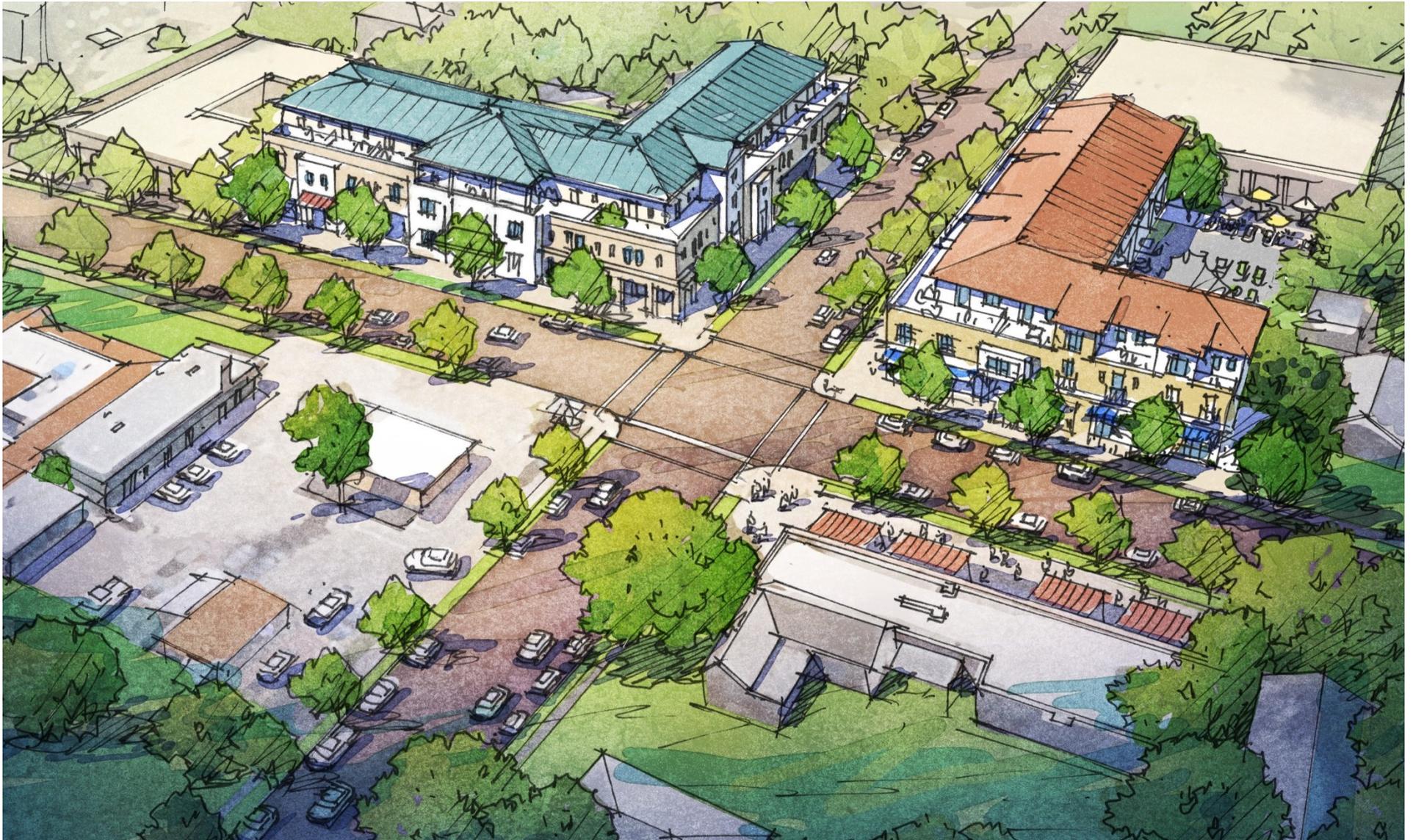


CodeNEXT: Subdivision Chapter

October 2017



Overview of Changes to Subdivision Chapter

Summary of Changes: Simplify and Clarify

- Provide legal basis and policy context that is missing in current code
- Clarify existing procedures
- Remove impediments to affordability and missing middle housing
- Street layouts will be context-sensitive

Legal Basis and Policy Context

- Explain the purpose of the subdivision regulations, with reference to goals of Imagine Austin.
- Clarify what can and cannot be done on land that hasn't been properly subdivided.
- Provide details for what the Land Use Commission may consider in reviewing plat applications.

Clarify Existing Procedures

- Codify requirements for amending plats, replats and plat vacations.
- Better describe “expiration” requirements and the consequences of not completing the platting process before a plan expires.
- Clearly identify the allowed exceptions to the subdivision process

Clarify Procedures *continued*

- Describe the process for recording plats, consistent with requirements of state law.
- Revise the “original tract” process. Retain same approval criteria, but streamline the review process.

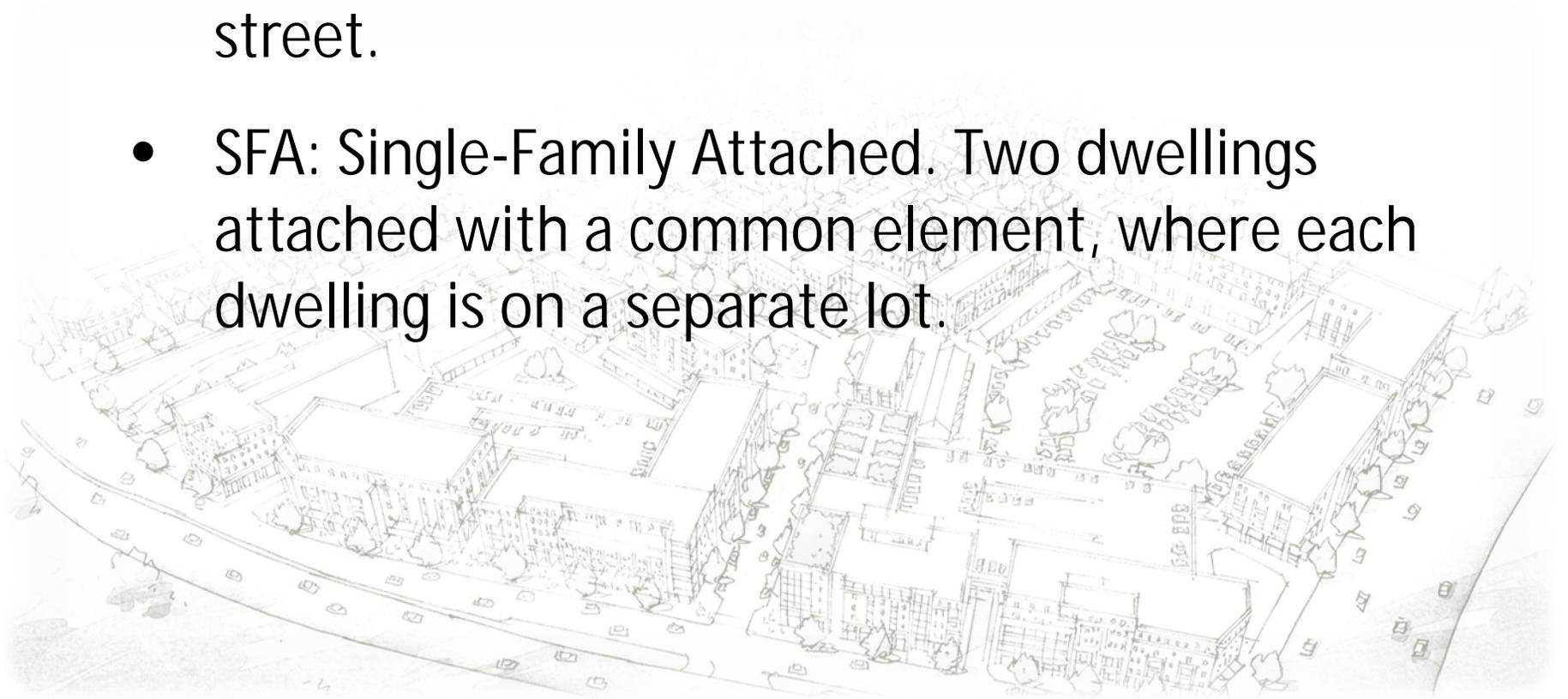
Affordability & Missing Middle Housing

- Incorporate best practices for subdivision review.
- Remove impediments to affordability and missing middle housing.
- Supported by Neighborhood Housing & Community Dev. Department.

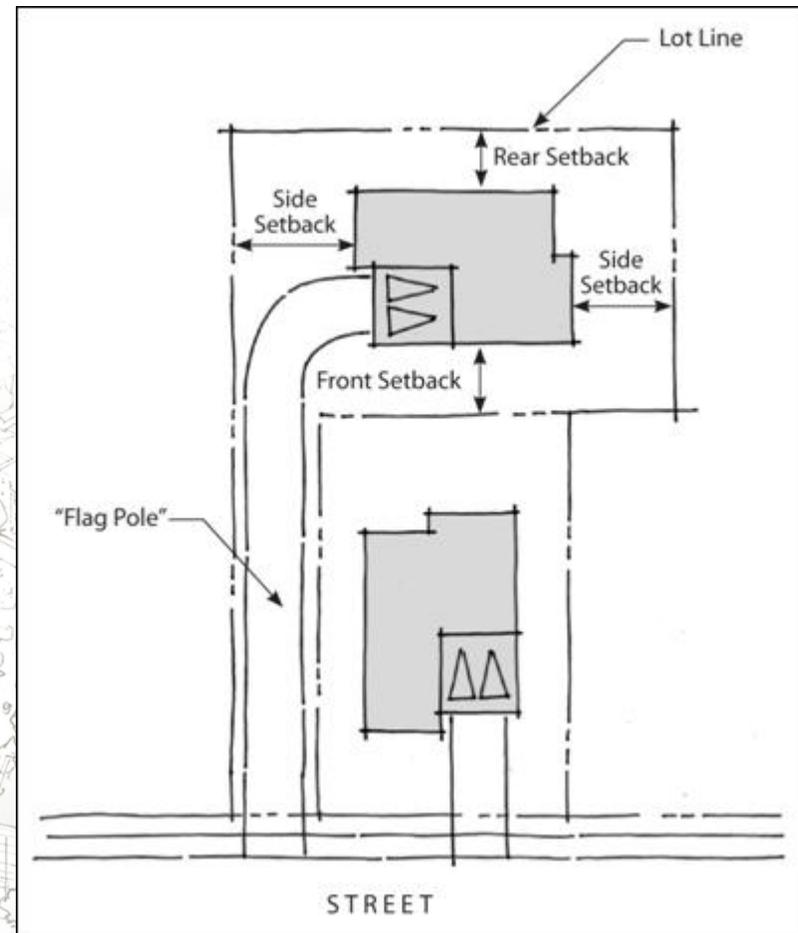
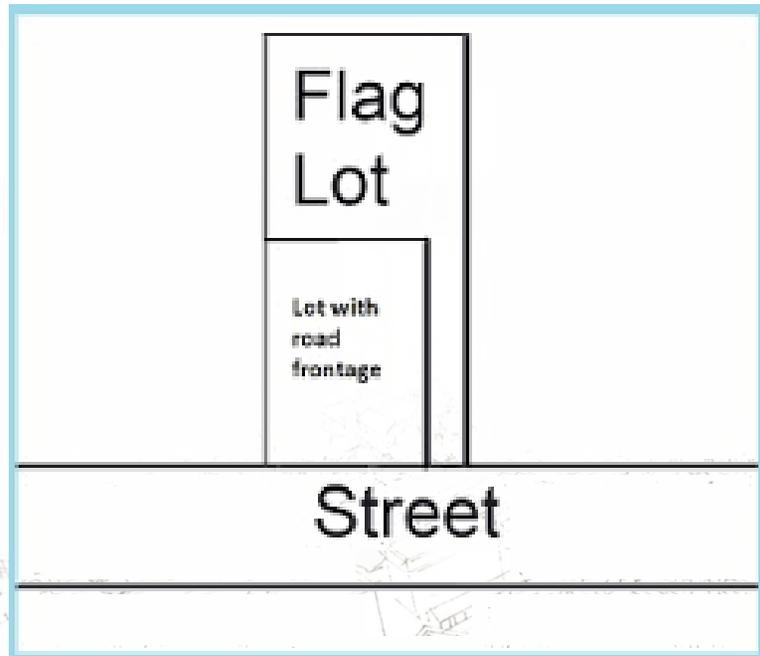


Affordability & Missing Middle Housing

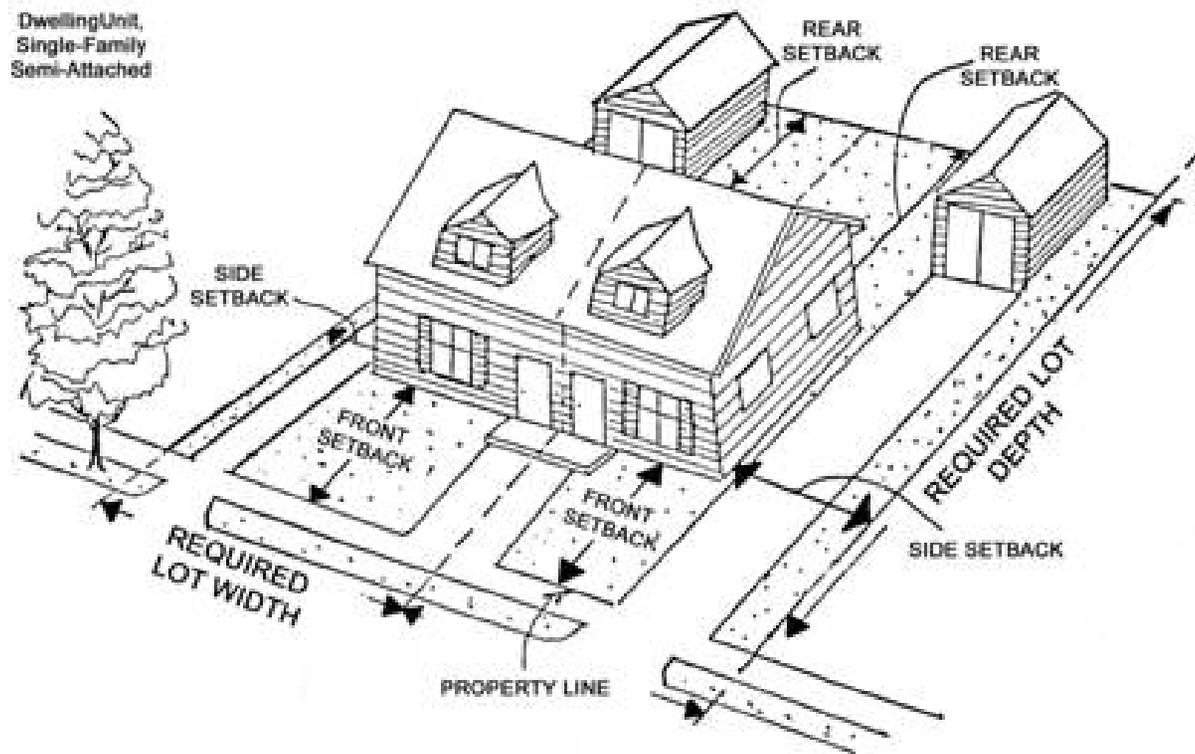
- Flag Lots: Regular size lots with narrow strip to street.
- SFA: Single-Family Attached. Two dwellings attached with a common element, where each dwelling is on a separate lot.



Affordability & Missing Middle Housing



Affordability & Missing Middle Housing

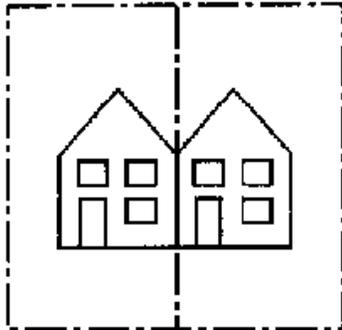


Affordability & Missing Middle Housing



Duplex

-  1 structure
-  1 property
-  2 dwelling units



Single family attached

-  1 structure
-  2 properties
-  2 dwelling units

Street Layout

Street layouts will be context-sensitive

- Block length will vary by zone
- Current code is “one size fits all”
- These are not standards for street width, trees, or street type
- Street layout will reflect the purpose of the zoning district

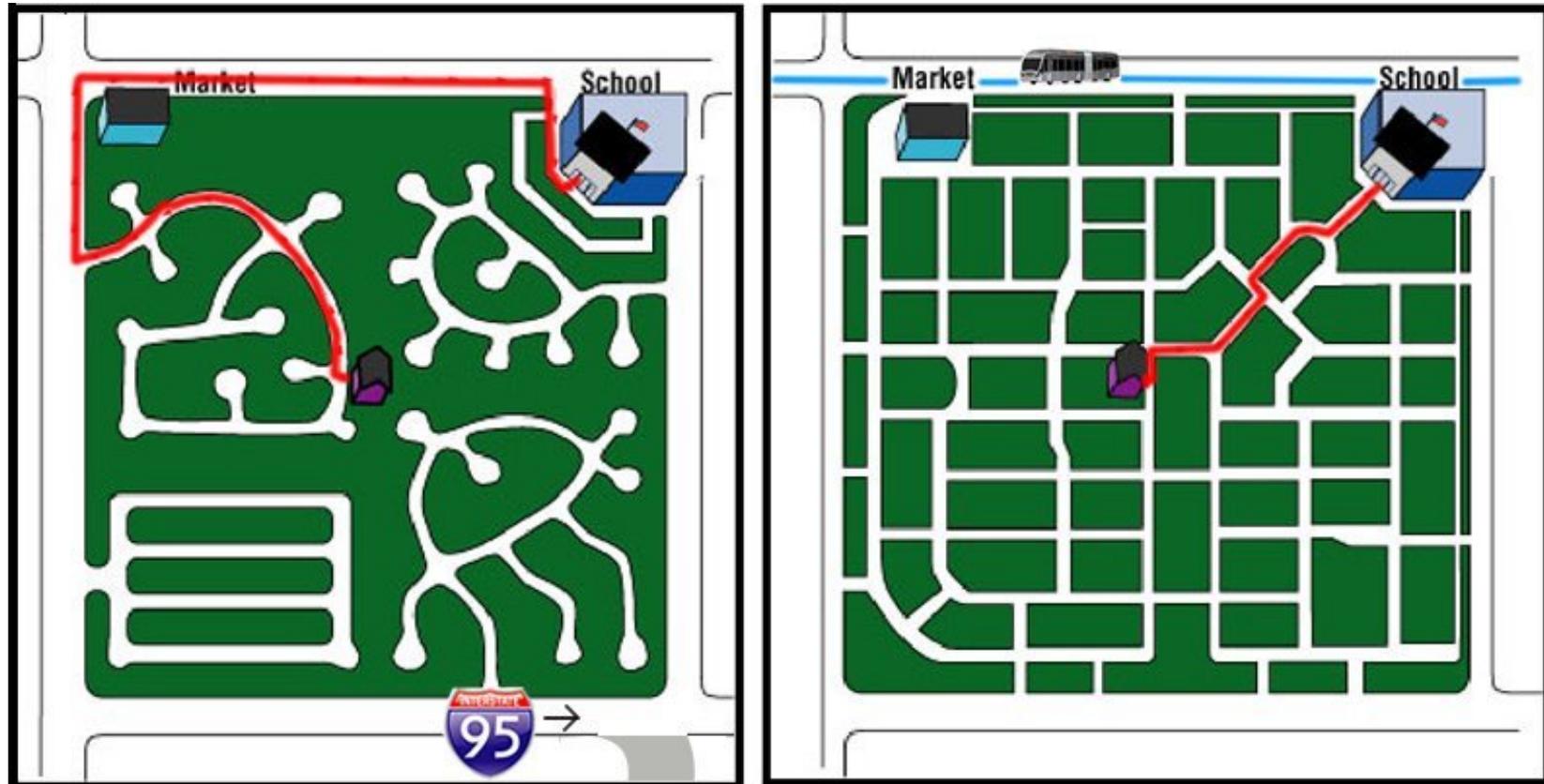
Street Layout

Neighborhood will be served by appropriate street network

Standards have been moved to the Transportation Chapter:

- Dead end streets
- Access roads
- Street alignment

Street Layout



Questions?

CODENEXT
SHAPING THE AUSTIN WE IMAGINE

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